



Town of Harpswell
Planning Board Minutes
June 17, 2015
Adopted September 16, 2015

Members Present

David I. Chipman, Chair
Paul Standridge, Vice Chair
Burr Taylor
Debora Levensailor
John Papacosma, Associate Member
Frank Wright IV, Associate Member

Members Absent

Aaron Fuchs

Staff Present

Scott Hastings, Interim Town Planner
Diane Plourde, Recording Secretary

The Town of Harpswell Planning Board meeting was called to order at 6:30 p.m. by David I. Chipman, Chair. The Pledge of Allegiance was recited.

The Chair appointed John Papacosma a full voting member for this meeting.

Old Business: None

New Business: 15-06-01 Town of Harpswell (Applicant/Owners) – Map 5 Lot 51 – “Gravel Pit Road” off Hildreth Road – Approval of Land Use in the Shoreland Zone – Parking Spaces

Terri Sawyer, Deputy Town Administrator explained the Town has been working to improve the parking and safety on its existing town lands to maintain public access. The Hildreth Road is a 50 foot wide right-of-way but is built smaller to about 15 feet. It was thought first to widen Hildreth Road to accommodate parking but this proved intrusive to the property owners along the road. The less intrusive plan was to create a parking area at the Gravel Pit Road. The money for this project was approved at the Town Meeting. The parking area will be 9' x 18', 5 spaces for parking for a total of 900 square feet. A large tree will have to be removed along with some bushes and shrubs.

Public Hearing:

George Patterson, abutter, said he has no objections to cars parking on Hildreth. He questioned the amount of money being spent. Ms. Sawyer answered that the project is approved for fifteen thousand dollar (\$15,000). He says this area is not as heavily traveled as stated and is unstable and the land falls off very steeply. He feels the tree should not be taken down, the soil is not good and the bank could cave away. Ms. Sawyer said that the large tree will be taken down but not the roots.

Ellen Lebauer, abutter, said the Town landing needs a parking space for a while. She feels that the people who park on the beach could be caught at high tide if they don't time their stay. She said that if Hildreth Road were paved that would cost more than the cost of these parking spaces. She is agreement with this application. After more discussion with the Planner, the Board motioned;

Shoreland Zoning Ordinance

David Chipman moved seconded by Debora Levensailor that Section 15.7 Parking Areas does not apply. Unanimous Approval

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David Chipman moved seconded by Debora Levensailor that Section 15.10 Storm Water Runoff be approved with the condition that an engineer be involved with the erosion control plan.
Unanimous Approval

David Chipman moved seconded by Paul Standridge that Section 15.16 Earthmoving, Erosion, and Sedimentation Control be approved with the same condition, that the engineer be involved.
Unanimous Approval

David Chipman moved seconded by Burr Taylor that Section 15.17 be approved with the same conditions that an engineer be involved. Unanimous Approval

David Chipman moved seconded by Debora Levensailor that Section 15.19 Archeological and Historic Sites are met with the condition that the Town Office will hear back from the Maine Historic Preservation. Unanimous Approval

Basic Land Use Ordinance

David Chipman moved seconded by Debora Levensailor that Section 13.4.7 be approved with conditions. Unanimous Approval

David Chipman moved seconded by Debora Levensailor that the Planning Board approves this project with conditions. Unanimous Approval

Consideration of Minutes: May 20, 2015

Debora Levensailor moved seconded by David Chipman to approve the minutes of May 20, 2015 as presented. Approved 4-0-1 – Paul Standridge Abstains

Other Business: None

Communications: None

Planner's Update: Scott Hastings told the Board that this will be his last meeting with the Town. The contract will expire at the end of this month. The Board thanked Mr. Hastings for assisting the Planning Office and Planning Board for the last three months.

The next regular Board meeting will be September 16, 2015

Adjournment:

David Chipman moved seconded by Debora Levensailor to adjourn the meeting.
Unanimous Approval

Meeting adjourned at 7:40 PM

Respectfully submitted by:

Diane E. Plourde
Recording Secretary